

In re:  
Leslie Klein  
Debtor

Case No. 23-10990-SK  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0973-2  
Date Rcvd: Aug 22, 2023

User: admin  
Form ID: pdf042

Page 1 of 4  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 24, 2023:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 24, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 22, 2023 at the address(es) listed below:

Name	Email Address
Alan G Tippie	on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com atippie@ecf.courtdrive.com;Karen.Files@gmlaw.com,patricia.dillamar@gmlaw.com,denise.walker@gmlaw.com
Alex M Weingarten	on behalf of Creditor Jeffrey Winter aweingarten@willkie.com lcarter@willkie.com
Alex M Weingarten	on behalf of Interested Party Courtesy NEF aweingarten@willkie.com lcarter@willkie.com
Baruch C Cohen	on behalf of Plaintiff David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	

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Bradley D. Sharp (TR)

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Clarisse Young

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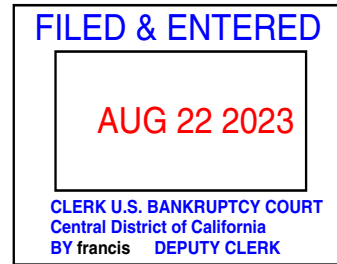
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Simon Aron	on behalf of Defendant Shoshana Shrifa Klein saron@wrslawyers.com moster@wrslawyers.com
Simon Aron	on behalf of Defendant Kenneth Klein saron@wrslawyers.com moster@wrslawyers.com
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[Proposed] Counsel to Bradley D. Sharp, Chapter 11  
Trustee



**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re:

LESLIE KLEIN,

Debtor.

Case No.: 2:23-bk-10990-SK

Chapter 11

**ORDER APPROVING CHAPTER 11  
TRUSTEE'S APPLICATION TO (A)  
EMPLOY REAL BROKERAGE AND  
COLDWELL BANKER REALTY AS  
REAL ESTATE BROKERS AND (B)  
ENTER INTO EXCLUSIVE LISTING  
AGREEMENT**

[3752 Ocean Drive, Oxnard, California  
93035]

[Relates to Docket Nos. 236 and 237]

[No Hearing Required]

This Court, having considered the application (the "Application") of Bradley D. Sharp, the duly appointed, authorized and acting chapter 11 trustee (the "Trustee") in the above-captioned bankruptcy case of Leslie Klein (the "Debtor"), to (a) employ Real Brokerage and Coldwell Banker Realty as real estate brokers (together, the "Brokers") and (b) enter into exclusive listing agreement, and the statements of disinterestedness of Carolyn Triebold and William Friedman filed in support thereof, and the Court finding that due and sufficient notice of the Application has been given, and based upon the record before the Court, it appears that the Brokers do not hold or represent an


1 interest adverse to the Debtor or the estate (the “Estate”), that the Brokers are “disinterested”, that  
2 their employment is in the best interest of the Estate, there being no objections to or requests for  
3 hearing on the Application, and that no hearing on the Application is required pursuant to the Local  
4 Bankruptcy Rules, it is hereby:

5 **ORDERED** that the Chapter 11 Trustee is authorized to (a) employ Real Brokerage and  
6 Coldwell Banker Realty as real estate brokers and (b) enter into the exclusive listing agreement  
7 attached as Exhibit 1 to the Application, on the terms and conditions set forth therein; and

8 **ORDERED** that Real Brokerage and Coldwell Banker Realty shall be entitled to receive  
9 compensation in accordance with the terms of the listing agreement and shall not be required to file  
10 further application to the Court with respect to same.

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23 Date: August 22, 2023

  
Sandra R. Klein  
United States Bankruptcy Judge